

# **GLENWOOD AVENUE RECLAMATION**

Project Feasibility Report

City Project Number 10521

March 3, 2016



# Project Feasibility Report

Glenwood Avenue Reclamation  
City Project Number 10521  
City Of Mankato

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## II. CERTIFICATION PAGE

### CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

\_\_\_\_\_  
Michael J McCarty, PE  
Reg. No. 45505

\_\_\_\_\_  
Date

## III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Eric Anderson	507.386.1750	eanderson@ mankatomn.gov
Councilor at Large	Christopher Frederick	507.382.7299	cfrederick@ mankatomn.gov
Councilor Ward 1	Karen Foreman	507.382.4256	kforeman@ mankatomn.gov
Councilor Ward 2	Tamra Rovney	507.388.3326	trovney@ mankatomn.gov
Councilor Ward 3	Mark Frost	507.387.3169	mfrost@ mankatomn.gov
Councilor Ward 4	Jason Mattick	507.720.8787	jmattick@ mankatomn.gov
Councilor Ward 5	Trudy Kunkel	507.317.6990	tkunkel@mankatomn.gov
City Manager	Patrick Hentges	507.387.8695	phentges@ mankatomn.gov
City Engineer	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Quality Assurance Manager	Michael McCarty	507.387.8643	mmccarty@mankatomn.gov
Project Operations	Jim Tatge	507.387.8504	jtatge@ mankatomn.gov
Project Designer	Lucas Pederson	507.387.8541	lpederson@mankatomn.gov
Project Representative	Todd Wiens	507.387.8509	twiens@mankatomn.gov

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## IV. EXECUTIVE SUMMARY

Glenwood Avenue was constructed in two different sections, the area from Parkway Avenue to Agency Road was constructed during the 1990's, and Hoffman Road, between Agency Road and Victory Drive was constructed during the 1970's.

Suggested improvements include bituminous pavement reclamation, cement stabilizing the base, and new bituminous pavement of approximately 4100-feet of bituminous pavement to improve rideability and increasing service life also included in this project is to install lighting from Fifth Street to Victory Drive along the north side of Glenwood Avenue along the existing bike trail.

The estimated cost of these necessary improvements is approximately \$1,070,400.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule a preliminary assessment hearing for the proposed improvements.

## V. PROJECT INTRODUCTION

The recommended pavement and utility improvements on Glenwood Avenue between the intersection of Parkway Avenue and the intersection of Victory Drive are being proposed for the summer of 2016. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, 4100-feet of bituminous pavement with 32- to 44- foot road width's and street lighting. Specific items that will be included in the construction are as follows:

- Reclamation of 4100-feet of existing bituminous street
- Cement stabilization of the aggregate base
- 5" of bituminous pavement
- Install street lighting

## VI. EXISTING CONDITIONS

### A. STREET

Glenwood Avenue from Parkway Avenue to Victory Drive has a bituminous pavement that was constructed in the 1970's and 1990's with a pavement rating of 78, which is considered fair. The road surface has several areas that are suffering from structural deficiencies. A majority of these areas are on the curves and are rapidly deteriorating. Glenwood Avenue has seen a growth in traffic levels that was not anticipated at the time of construction, which is causing accelerated

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deteriorating of the pavement in critical locations. The existing street layout for Glenwood Avenue is located in Figure 1 in the Appendix.

## **B. OTHER UTILITIES**

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

## **VII. PROPOSED IMPROVEMENTS**

### **A. STREET**

A major reconditioning project is proposed for Glenwood Avenue. The existing pavement will be reclaimed, with excess reclaimed material being milled off the road section. The remaining aggregate base will be cement stabilized to provide additional structural strength to the pavement section. Finally four inches of new bituminous pavement will be installed. The proposed street cross section and pavement section are located in Figure 1 in the Appendix.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod in all of the disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or due to unavoidable root damage.

### **B. OTHER UTILITIES**

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

## **VIII. RIGHT-OF-WAY AND EASEMENT**

No work will be taking place outside of the existing Glenwood Avenue right-of-way and no additional right-of-way or temporary construction easements are required.

## **IX. APPROVALS/PERMITS**

Approvals and permits are required from various agencies for the construction of the project. They include:

- City of Mankato-Land disturbance Permit

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## X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below. A detailed cost estimate is included at the end of the report.

ITEM	COST
Street	\$820,638.80
Storm Water	\$16,724.05
Watermain	\$1,543.50
Sanitary Sewer	\$0.00
Construction Contingency	\$83,890.64
<b>TOTAL CONSTRUCTION</b>	<b>\$922,796.99</b>
Admin/bonding	\$55,367.82
Engineering	\$92,279.70
<b>TOTAL PROJECT COST</b>	<b>\$1,070,444.51</b>

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$177,717.15	17%
MSAS	\$793,623.76	74%
Water Utility	\$1,790.46	0%
Sewer Utility	\$0.00	0%
Storm Utility	\$97,313.14	9%
<b>TOTAL FUNDS</b>	<b>\$1,070,444.51</b>	<b>100%</b>

## XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on Glenwood Avenue Reclamation:

- 02/11/2016 Call for hearing
- 03/01/2016 Informational meeting
- 03/14/2016 Project feasibility hearing
- 04/11/2016 Preliminary assessment hearing
- 04/11/2016 Advertise for bids
- 05/13/2016 Bid opening
- 05/23/2016 Award bids
- 06/06/2016 Begin construction
- 08/19/2016 Final completion
- 11/14/2016 Levy final assessments
- 01/01/2017 Repayment of assessments begins

## XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Glenwood Avenue are unfavorable with only further deteriorations to come. If these road and utility improvements are not made, maintenance costs will continue to be an issue and failure of the road and system will occur. From an engineering standpoint, this project is cost

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effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, set a date for the preliminary assessment hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

## XIII. APPENDIX

### A. FIGURE 1: EXISTING LAYOUT OF Glenwood Avenue



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## B. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10521 GLENWOOD AVENUE ENGINEERS ESTIMATE				
CONTRACT ITEM	UNIT	EST QTY	BID UNIT PRICE	BID PRICE
MOBILIZATION	LS	1.00	\$39,947.92	\$39,947.92
REMOVE CURB AND GUTTER	LF	1825.00	\$3.94	\$7,185.94
SAWCUT BITUMINOUS PAVEMENT	LF	620.00	\$3.58	\$2,219.91
CEMENT	TON	443.73	\$149.10	\$66,160.14
STREET SWEEPER (WITH PICKUP BROOM)	HR	10.00	\$105.63	\$1,056.30
FULL DEPTH RECLAMATION	SY	14791.11	\$2.52	\$37,273.60
BITUMINOUS PATCH SPECIAL	SY	25.00	\$40.16	\$1,004.06
MILL BITUMINOUS SURFACE 2"	SY	14791.11	\$4.20	\$62,122.66
COLD IN-PLACE RECYCLE BIT MIXTURE	SY	14791.10	\$2.10	\$31,061.31
HAUL BITUMINOUS PAVEMENT RECLAMATION (LV)	CY	1232.59	\$10.11	\$12,463.33
TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK	SY	14791.10	\$10.68	\$157,946.76
TYPE SP 19.0 NON WEAR CRS MIX (3,B) 2.5" THICK	SY	14791.10	\$10.09	\$149,249.59
ADJUST VALVE BOX - WATER	EA	6.00	\$257.25	\$1,543.50
ADJUST FRAME RING AND CASTING	EA	31.00	\$397.25	\$12,314.64
CONCRETE CURB AND CUTTER DESIGN B624	LF	1825.00	\$26.60	\$48,538.61
6" CONCRETE DRIVEWAY PAVEMENT	SY	20.00	\$52.37	\$1,047.48
LIGHTING UNIT TYPE SPECIAL	EA	32.00	\$2,193.53	\$70,193.09
LUMINAIRE (HPS)	EA	32.00	\$888.83	\$28,442.40
LIGHT FOUNDATION DESIGN E	EA	32.00	\$669.38	\$21,420.00
2" NON-METALLIC CONDUIT	LF	5800.00	\$4.08	\$23,690.10
UNDERGROUND WIRE 1 COND NO 4	LF	17400.00	\$2.49	\$43,299.90
CONNECT TO INPLACE SERVICE CABINET	EA	3.00	\$1,050.00	\$3,150.00
TRAFFIC CONTROL	LS	1.00	\$4,961.53	\$4,961.53
RIGID PVC LOOP DETECTOR 6'X6'	EA	4.00	\$740.25	\$2,961.00
STORM DRAIN INLET PROTECTION	EA	28.00	\$157.48	\$4,409.41
RAPID STABILIZATION METHOD 3	MGAL	1.50	\$641.68	\$962.51
4" SOLID LINE YELLOW-EPOXY	LF	8320.00	\$0.51	\$4,280.64
				\$838,906.36



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## C. PRELIMINARY ASSESSMENT ROLL

<b>GLENWOOD AVENUE</b> Preliminary Assessment Roll City Project Number 10521							
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$76.00 \$93.09	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$41.50	Nonresidential Cost/ft \$61.50		
01.09.17.302.011 Real Property Trust 40 Hanten Dr Mankato, MN 56001	Not Platted All of Northwest 4 of Southwest 4 of Park Exc Glencrest Add Sec 17 Twp 108 R 26	R	430.04	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.304.001 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Glenwood Avenue Subdivision Outlot A	NR	373.53	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.326.006 Real Property Trust 40 Hanten Dr Mankato, MN 56001	Hanten Subdivision Tract 6'x100'x37'x88' of 5 & all of 6	R	10.00 20.00 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.326.007 Kenneth G & Lynda K Koppelman 35 Hanten Dr Mankato, MN 56001	Hanten Subdivision  Lot 7	R	111.23  222.45 REAR=	\$0.00	\$0.00	\$0.00  0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>

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01.09.17.327.008 Meredith J Abdo 95 Oakwood Dr Mankato, MN 56001	Oakwood Heights Addition Lot 12	R	143.55 287.09 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.327.009 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Not Platted Auditors Plat #6 Part Lot 2 and Part Lot 13	NR	77.00 157.00 CC=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.328.013 Brent A & Shanna M Wood 90 Oakwood Dr Mankato, MN 56001	Oakwood Heights Addition Lot 10	R	56.15 112.30 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.328.014 Byron C & Karen S McGregor 100 Oakwood Dr Mankato, MN 56001	Oakwood Heights Addition Lot 11	R	127.01 254.01 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.328.021 Gregory A & Michelle M Dembouski 60 Oakwood Dr Mankato, MN 56001	Door And Dietemanns Addition  South 20' of 10 and all of Lot 11	R	117.38	\$0.00	\$0.00	\$0.00  0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.328.022 Gregory A & Michelle M Dembouski 60 Oakwood Dr Mankato, MN 56001	Door And Dietemanns Addition  Lot 12	R	94.54	\$0.00	\$0.00	\$0.00  0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.329.008 Brian C Halvorson 145 Glenview Ave Mankato, MN 56001	Door And Dietemanns Addition Excluding North 12' of Lots 13 and 14	R	64.74 144.74 CC=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>

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01.09.17.329.019 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Registered Land Survey 27 Lot D	R	112.00	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.329.020 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Registered Land Survey 27 Lot C	R	105.10	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.376.009 Glenwood Cemetery 711 Glenwood Avenue Mankato, MN 56001	Not Platted 37.70A in Southeast 4 & In Northeast 4 of Southwest Lying S of Glenwood Ave Sec 17 Twp 108 R 26	NR	1728.41	\$0.00	\$106,297.22	\$0.00 0.00 SY	<b>\$106,297.22</b>
01.09.17.405.008  Mark T & Kelly J Fleischer 210 Clover Ln Mankato, MN 56001	Caven-Springer Heights Lot 7 & Excluding Northwest 25' of 8 and Cloverlane South of Line 25' South of Center Block 4	R	87.00  174.00 REAR=	\$0.00	\$0.00	\$0.00  0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.405.012 Fred Kelton & Dorothy Gage 4 Petticoat Ln Mankato, MN 56001	Auditors Plat 47 Lot 4 and Tract 35'x120' of Lot 5 Section 17 Township 108 Range 26	R	77.30 154.60 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.405.013 Mark A & Teresa A Scheidel 1 Petticoat Ln Mankato, MN 56001	Auditors Plat 47 Lot 1	R	81.00 162.00 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.405.014 Curtis F Stanton 2 Petticoat Ln Mankato, MN 56001	Auditors Plat 47 Lot 2 Excluding Street Section 17 Township 108 Range 26	R	62.50 125.00 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>

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01.09.17.405.015 John T & Natasha M O'Hara 3 Petticoat Ln Mankato, MN 56003	Auditors Plat 47 Lot 3 Excluding Street Section 17 Township 108 Range 26	R	120.65 241.30 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.405.017 Aaron J & Karisa C Glade 204 Clover Ln Mankato, MN 56001	Caven-Springer Heights Northwest 25' of Lot 8 and Lot 9 Excluding RLS #136 and Part of Vacated Clover Lane Block 4	R	49.00 98.00 REAR=	\$2,033.50	\$0.00	\$0.00 0.00 SY	<b>\$2,033.50</b>
01.09.17.406.009 Mark G & Catherine J Probst 310 Agency Rd Mankato, MN 56001	Sunrise Heights Subdivision Undeveloped Lot B and Lot 11	R	0.00	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
Assessed under 84004 - Agency Road							
01.09.17.406.014 Peter S & Mary T Rettmer 240 Terrace Dr Mankato, MN 56001	Atwood Terrace Lot 24	R	0.00	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.407.002 Nila J Haefner 101 Pohl Rd Mankato, MN 56001	Nilas Addition Lot 1, Block 1	R	575.65 655.65 CC=	\$23,889.48	\$0.00	\$0.00 0.00 SY	<b>\$23,889.48</b>
01.09.17.408.001 Bradley J & Tiffany M Schaff 331 S Redwood Dr Mankato, MN 56001	Atwood Terrace Lot 1	R	3.23 9.68 CC=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.408.004 Housing & Redev Auth of Mkto PO Box 3368 Mankato, MN 56002-3368	Burgers Addition Lot 1	R	216.86	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>

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01.09.17.408.005 Owen R & Flynn Joanna S Lathrop 2004 Hoffman Rd Mankato, MN 56001	Burgers Addition Lot 2	R	69.78	\$2,895.87	\$0.00	\$0.00 0.00 SY	<b>\$2,895.87</b>
01.09.17.408.006 Richard J Wankerl 2008 Hoffman Rd Mankato, MN 56001	Burgers Addition Lot 3	R	69.78	\$2,895.87	\$0.00	\$0.00 0.00 SY	<b>\$2,895.87</b>
01.09.17.431.020 Partners for Affordable Hsg 151 Good Counsel Dr Ste 130 Mankato, MN 56001	Burgers Addition Lot 4	R	69.78	\$2,895.87	\$0.00	\$0.00 0.00 SY	<b>\$2,895.87</b>
01.09.17.431.021 Terrance & Boeke Trish Mahlman 2016 Hoffman Rd Mankato, MN 56001	Burgers Addition Lot 5	R	69.78	\$2,895.87	\$0.00	\$0.00 0.00 SY	<b>\$2,895.87</b>
01.09.17.431.022 Brian C & Julie A Haas 2020 Hoffman Rd Mankato, MN 56001	Burgers Addition Lot 6	R	69.78	\$2,895.87	\$0.00	\$0.00 0.00 SY	<b>\$2,895.87</b>
01.09.17.431.023 Gregory Milbrath 2024 Hoffman Rd Mankato, MN 56001	Burgers Addition Lot 7	R	62.28 142.28 CC=	\$2,584.62	\$0.00	\$0.00 0.00 SY	<b>\$2,584.62</b>
01.09.17.451.001 Brendan J & Beth Ann D Ohalloran 149 Eastwood Dr Mankato, MN 56001	HI Smiths Addition Lot 14	R	111.90  223.80 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>   <b>Not Assessed</b>

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01.09.17.452.001 Paul S Fox 138 Eastwood Dr Mankato, MN 56001	HI Smiths Addition Lot 15	R	50.00 100.00 REAR=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.452.009 Hope Interfaith Center 114 Pohl Rd Mankato, MN 56001	Not Platted 1.77 Acres in West 2 of Southeast 4, Section 17 Township 108 Range 26	NR	159.06 239.06 CC=	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
01.09.17.454.006 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Meadow View Holding Pond and Park Lot 3, Block 1	NR	40.00	\$0.00	\$2,460.00	\$0.00 0.00 SY	<b>\$2,460.00</b>
01.09.17.454.035 Nila J Haefner 101 Pohl Rd Mankato, MN 56001	Nilas Addition Lot 1, Block 2	R	0.00	\$0.00	\$0.00	\$0.00 0.00 SY	<b>\$0.00</b>  <b>Not Assessed</b>
Assessed under 99062 - Agency Road							
01.09.17.476.002 City of Mkto Economic Devel Authority PO Box 3368 Mankato, MN 56002-3368	Hoffman-Agency Subdivision  Excluding Hoffman- Agency Subdivision No 2 Lot 1, Block 1	NR	422.33	\$0.00	\$25,972.99	\$0.00  0.00 SY	<b>\$25,972.99</b>